

**Substitute Trustee's Deed  
Indexing Instructions**

Lot 3, Section A, Ansley Park S/D, Sec 21, T1S, R7W, DeSoto County, MS.

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 6th day of September, 2006, Bruce G Phillipowsky joined herein by Natalie A Phillipowsky aka Natalie A Phillipowky, executed and delivered a certain Deed of Trust unto Recon Trust Company, N.A., Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2560 at Page 593; and

WHEREAS, on the 2nd day of October, 2007 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2799 at Page 749; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated October 18, 2007 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in The DeSoto Times Today for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 13th day of November, 2007, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 13th day of November, 2007, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi the following described real property, to-wit:

Lot 3, Section "A", Ansley Park Subdivision, located in Section 21, Township 1 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 74, Pages 26-27 in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale Mortgage Electronic Registration Systems, Inc. was the highest bidder and best bidder, therefore, for the sum of \$252,000.00 and the same was then and there struck off to Mortgage Electronic Registration Systems, Inc. and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

WHEREAS, Mortgage Electronic Registration Systems, Inc., has requested transfer and assignment of its bid to Bank Of New York As Trustee For The Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-19 and has authorized the undersigned to convey the property described above to Bank Of New York As Trustee For The Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-19 and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of Mortgage Electronic Registration Systems, Inc., as the highest and best bidder to Bank Of New York As Trustee For The Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-19, pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby sell and convey unto Bank Of New York As Trustee For The Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-19 the land and property herein described.

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asde  
3d

I convey only such title as is vested in me as Substitute Trustee

hdw/F07-2135

WITNESS MY SIGNATURE, this the 15<sup>th</sup> day of November, 2007.

Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA  
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 15<sup>th</sup> day of November, 2007, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.

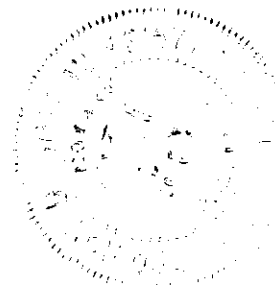
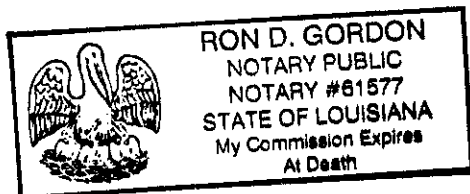
NOTARY

AT DEATH  
MY COMMISSION EXPIRES

ADDRESSES:

GRANTOR:

Emily Kaye Courteau  
2309 OLIVER RD.  
MONROE, LA 71201  
318-330-9020



GRANTEE:

Bank Of New York As Trustee For The Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-19  
7105 Corporate Drive  
Plano, TX 75029  
800-669-0102

THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES  
2309 OLIVER RD.  
MONROE, LA 71201  
318-330-9020

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**Diane Smith** personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper **3** consecutive times, as follows, to-wit:

Volume No. 112 on the 23 day of Oct., 2007

Volume No. 112 on the 30 day of Oct., 2007

Volume No. 112 on the 6 day of Nov., 2007

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2007

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2007

Volume No. 1 on the 1 day of 1, 2007

Sworn to and subscribed before me, this 6 day of Nov., 2007

BY Quay A. Pongas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2009  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 294 words @ .12 \$ 35.28

B. 2 subsequent insertions of 588 words @ .10 \$ 58.80

C. Making proof of publication and depositing to same \$ 3.00

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